

# \$159,995 - 5009 48 Avenue, Athabasca

MLS® #A2172306

## \$159,995

2 Bedroom, 1.00 Bathroom, 882 sqft  
Residential on 0.14 Acres

Athabasca Town, Athabasca, Alberta

Tired of paying rent or have you been considering a RENTAL INVESTMENT? This opportunity may be the right one for you! The ROI on this house will be amazing. This home has 2 bedrooms, one bath, and main floor laundry. New counter tops and upper cabinets. New flooring in bathroom and one bedroom. Washer, dryer, hot water heater and furnace are all one year old. Its conveniently located on a corner lot in downtown Athabasca. The detached garage/workshop complete this affordable package.

Built in 1945

### Essential Information

MLS® #	A2172306
Price	\$159,995
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address 5009 48 Avenue



Subdivision	Athabasca Town
City	Athabasca
County	Athabasca County
Province	Alberta
Postal Code	T9S2A4

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	None
Lot Description	Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	October 10th, 2024
Days on Market	261
Zoning	R1

### Listing Details

Listing Office	ROYAL LEPAGE COUNTY REALTY
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